



Planning & Zoning Commission

Regular Meeting

Thursday, February 11, 2016

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

PRESENT

Acting Chair Member Linda Beard

Member Wes Duncan

City Representative John Niles

Member Rand Crafts

Member Roger Zeeman

ABSENT

Member Alan Johnson

Member Richard Jones

Chairwoman Linda Sorensen

ALSO PRESENT

Dent Kirkland, Code Enforcement Officer

Travis Stanworth, Asst. Code Enforcement
Officer

Lora Fitch, Deputy Recorder

Mel Dutson, Property Owner

Scott Johnson, Delta Citizen

Acting Chair Member Beard called the meeting to order at 7:00 p.m. She stated that notice of the time, place and the agenda of the meeting had been posted at the City Building, on the Utah Public Notice website, the Delta City website, and had been provided to the Millard County Chronicle-Progress and to each member of the Commission at least two days prior to the meeting.

MINUTES

The proposed minutes of a Planning & Zoning Commission Meeting held January 14, 2016 were presented for consideration and approval. Commission Member Duncan made a MOTION to accept the Planning and Zoning Minutes of January 14, 2016 as presented. Commission

Member Zeeman SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Zeeman, and City Representative Niles voting in favor and Members Johnson, Jones, and Sorensen being absent.

BUSINESS

Preliminary Plat Approval of Dutson Subdivision Phase 2 Lots 3-8

Mel Dutson stated that Dutson Subdivision Phase 2 would only be lots 3-7 as lots 7 and 8 were combined. Mr. Dutson explained the layout of the maps he had provided and that utilities were available to the properties and fire hydrants were going to be put in. Commission Member Crafts made a MOTION to approve the preliminary plat for Dutson Subdivision Phase 2. Commission Member Duncan SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Zeeman, and City Representative Niles voting in favor and Members Johnson, Jones, and Sorensen being absent.

Final Plat Approval of Dutson Subdivision Phase 2

Code Enforcement Officer Kirkland stated that the conditions he would recommend were that there be a fifteen foot easement be in place rather than a ten foot easement due to a sewer main running along the edge of the properties, that a condition of restoration be in place for if the city has to dig up the easement that the City is not liable to restore the yard outside of leveling the ground, and that no Certificate of Occupancy be issued until sidewalk is in place. There was a discussion about the sewer line and storm drains. Commission Member Crafts made a MOTION to recommend approval of the final plat of the Dutson Subdivision Phase 2 providing that there be a fifteen foot easement along the east and south line next to the water tank next to lot 7, that a condition of restoration be in place that the City is not liable to restore anything other than leveling the ground if the easement is dug up on all lots, and that no Certificate of Occupancy be issued until the sidewalk is installed. City Representative Niles SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Zeeman, and City Representative Niles voting in favor and Members Johnson, Jones, and Sorensen being absent.

OTHER BUSINESS

Code Enforcement Officer Kirkland asked that the Planning and Zoning Commission look into revising some of the Planning and Zoning Ordinances as there was a problem on the south side of town with people not wanting to subdivide due to how expensive it would be to put in all of the improvements and there were blocks with only a few small modular homes on an entire block. Code Enforcement Officer Kirkland stated that after discussing the issue with Mayor

Bunker, they thought an acceptable alternative to the current ordinance would be to require sidewalk, but not necessarily curb and gutter because the closest storm drain was two blocks away. There was a discussion on how the situation has been handled in the past and other possibilities. French drains and cost sharing were both offered as considerable options. The problems with subdivisions only putting in sidewalk only on the lots that have houses and then having missing sidewalk for years was discussed. Code Enforcement Officer Kirkland asked that the Commission Members think about the situation and then slowly start working on reviewing and revising the whole subdivision ordinance.

With no other questions or concerns, Commission Member Duncan MOVED to adjourn the meeting. Commission Member Zeeman SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Zeeman, and City Representative Niles voting in favor and Commission Members Johnson, Jones, and Sorensen being absent.

Acting Chair Member Linda Beard declared the meeting adjourned at 7:32 p.m.

Minutes Approved

Lora Fitch, Deputy Recorder